

157.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
766,200 / 766,200

USE VALUE:

766,200 / 766,200

ASSESSED:

766,200 / 766,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		RHINECLIFF ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	SHIU EUGENE
Owner 2:	SUH LYDIA INJUNG
Owner 3:	

Street 1: 141 RHINECLIFF ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WHITNEY DANIEL E/CYNTHIA K -

Owner 2: TRS/WHITNEY ARLINGTON TRUST -

Street 1: 141 RHINECLIFF ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 8,325 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2034 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8325		Sq. Ft.	Site		0	70.	0.80	7									468,828						468,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8325.000	297,400		468,800	766,200		104862
Total Card	0.191	297,400		468,800	766,200	Entered Lot Size	GIS Ref
Total Parcel	0.191	297,400		468,800	766,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	376.77	/Parcel: 376.7	Land Unit Type:	Insp Date
							07/27/18

Total Card / Total Parcel  
766,200 / 766,200

Patriot Properties Inc.  
USER DEFINED

!12328!

## PRINT

Date Time

12/11/20 02:25:32

## LAST REV

Date Time

09/12/19 17:07:43

apro

12328

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY DANIEL	70937-414		4/30/2018		729,000	No	No		
WHITNEY DANIEL	49496-269		5/25/2007	Family		No	No		
	11433-680		11/28/1967			No	No	N	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/3/2012	1604	Re-Roof	9,728	C					7/27/2018	MEAS&NOTICE	HS	Hanne S
7/27/2010	896	New Wind	19,000					REPL 12 WINDOWS	4/11/2013	Info Fm Prmt	MM	Mary M
9/1/2005	787	Siding	25,000	C		G7	GR FY07	STRIP & RESIDE SHI	10/16/2008	Meas/Inspect	355	PATRIOT
8/29/1996	418	Manual	5,300	C				REROOF	5/3/2006	External Ins	BR	B Rossignol
									6/6/2005	External Ins	BR	B Rossignol
									12/1/1999	Meas/Inspect	268	PATRIOT
									7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	05 - Garrison	Total:	1	Full Bath:	1	Rating:	Average	PDAS.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	2	Rating:	Average										
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Ftpl:	1	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1937	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G12	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD	Phys Cond:	AV - Average	Total:	31	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster	Functional:				%	Interior:	1	8	3	M						
Sec Int Wall:		Economic:				%	Additions:										
Partition:	T - Typical	Special:				%	Kitchen:										
Prim Floors:	3 - Hardwood	Override:				%	Baths:										
Sec Floors:		Total:	31			%	Plumbing:										
Bsmnt Flr:	12 - Concrete	<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Subfloor:		Basic \$ / SQ:	135.00	Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:		Size Adj.:	1.24389136														
Electric:	3 - Typical	Const Adj.:	0.99989998														
Insulation:	2 - Typical	Adj \$ / SQ:	167.909														
Int vs Ext:	S	Other Features:	79714														
Heat Fuel:	2 - Gas	Grade Factor:	1.00														
Heat Type:	3 - Forced H/W	NBHD Inf:	1.00000000														
# Heat Sys:	1	NBHD Mod:															
% Heated:	100	LUC Factor:	1.00	WtAv\$/SQ:		AvRate:		Ind.Val:									
Solar HW:	NO	Adj Total:	431050														
% Com Wall:		Depreciation:	133625	Juris. Factor:	1.00		Before Depr:	167.91									
		Deprecated Total:	297424	Special Features:	0		Val/Su Net:	104.87									
				Final Total:	297400		Val/Su SzAd:	168.21									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 157.0-0006-0004.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					